

MINUTES OF MEETING ~ SEPTEMBER 17, 2007

ATTENDANCE: Rick Bump, Paul Little, George Hilton, Bob Thurling, Ken Raisner, Suzanne Robbins, Harold Ellsworth, and Secretary Pat Smith. Walt Tennyson, Zoning Administrator was also in attendance. Absent was Eugene Dutcher.

MINUTES: On a motion by Mr. Bump, seconded by Mr. Hilton, the Minutes of the August 20th, 2007 meeting were accepted, as presented. Motion carried 7/0.

CORRESPONDENCE: Zoning Administrator's Activity Report for August, 2007.

PUBLIC HEARINGS: Having been duly published, the Public Hearings were opened by Chairman Raisner at 7:00 p.m.

1. #SD2007-06 ~ Terry & Cynthia Perkins proposed 2-lot subdivision. Applicants are owners of 12.8+/- acres of land located on the northern corner of White Schoolhouse Road and State Route 9. They propose subdividing into two parcels, the first containing the dwelling and related structures on 4.44 acres, and the second, containing the garage and the barn on 8.39 acres. The project is located in both a Low Intensity and Rural Land Use area, and has appropriate road frontages for the subdivision. Additionally, all buildings are situated within the appropriate setbacks. A jurisdictional inquiry form has been sent to the Adirondack Park Agency, and a non-jurisdictional determination is anticipated. There were no objections from the public arena. On a motion by Mr. Thurling, seconded by Mrs. Robbins, the public hearing on this project was closed at 7:03 p.m. Motion carried 7/0. Following a brief discussion, motion was made by Mr. Bump to approve application #SD2007-06 for a two-lot subdivision, as proposed, with a negative declaration, contingent on a non-jurisdictional determination from the APA. Motion was seconded by Mr. Ellsworth, and carried 7/0.

2. #SD2007-07 ~ Sharon Hyde proposed 2-lot subdivision. Applicant is owner of a 65 acre parcel located on the Byrnes Road, with 19.9+/- of those acres located on the northern side of the road. She proposes subdividing off part of the 19 acre parcel for conveyance, but has decided to change the lot line from the one presented at the August meeting. She also has not filed a JIF with the Park Agency. Following discussion, after no objections from the public, motion was made by Mr. Thurling, seconded by Mrs. Robbins, to close the public hearing at 7:09 p.m. Motion carried 7/0. Mr. Bump then made motion to table determination on the project until such time as the applicant has had her survey map altered, and her determination from the Park Agency, at which time she will notify the Zoning Office of her intent to continue. Motion seconded by Mrs. Robbins, and carried 7/0.

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OLD BUSINESS: None.

NEW BUSINESS:

1. #SPR2007-11 ~ Lincoln Logs proposed expansion of a commercial building. Applicant explained that Lincoln Logs has expanded their product line, and they are proposing a

porch addition on the southwest corner of office #3 in conjunction with the symmetry of the building. Dimensions will be 105 sf 1st floor / 208 sf 2nd floor, consisting of a 7'x 37' 2 story porch, 8'x 16' entrance porch, and a 5'x 60' side porch. All commercial uses with any increase in the structural size is subject to project review. Following brief discussion, motion was made by Mrs. Robbins, seconded by Mr. Thurling, to approve application #SPR2007-11 for an addition to building #3, as proposed. Motion carried 7/0.

2. #SPR2007-12 ~ Kathryn Smith ~ Buttermilk Hill Corp. dba Great Northern Auto. propose renting property of Bernice Winchip, located 9 Panther Mountain Drive (formerly utilized as office of Suburban Propane) for relocation of their Auto Parts Store. The upstairs portion of the building, formerly an apartment, had sustained severe water damage and had to be gutted. Since it is now open space, it will be used for storage of auto parts. Sign lighting will be low intensity, and will be downcast. Parking is adequate for change of use. Following brief discussion, motion was made by Mrs. Robbins, seconded by Mr. Bump, to approve application #SPR2007-12, as presented.

3. #SPR2007-13 ~ Rich Greco proposed Fitness Center. Applicant is the owner of the property at 104 B-At-Ease Lane, consisting of a house and a garage, and located off State Route 9 behind the Garnet Sign Shop and the Heater Store, accessible through a 25 foot ROW. Applicant proposes installation of equipment for the operation of a Fitness Center similar in design to Curves. Also proposed is an area for foot massage and manicuring. The parcel is set back from the road, and will not be visible from Route 9, nor will it impact any neighbors. There is parking for approximately 15 to 20 cars on the right side of the Center, and an additional space for 20 to 25 cars on the left side of the building, in a gravel parking area. Proposed lighting will be low level on 4 foot poles, with an outside spotlight, downcast, at 8 foot. Following discussion, motion was made by Mr. Thurling to approve application #SPR2007-13, as presented. Motion seconded by Mr. Ellsworth, and carried 7/0.

4. #SPR2007-14 ~ Robert Wahrman proposed addition in excess of 25% of existing dwelling. Applicant represented by James Beardsley, proposing to add a 750 square foot addition on the ground floor of an existing 800 square foot dwelling, with a second story consisting of a master bedroom and bath, closets, attic and a roofed porch. Property is located at 111 Alder Brook Road on 2.69+/- acres of land. Addition will not exceed setback of existing dwelling from the road, nor will it have any effect on the separation distance to Trout Brook. Following discussion, motion was made by Mr. Ellsworth, seconded by Mr. Hilton, to approve application #SPR2007-14, as presented. Motion carried 7-0.

5. All - Points Land Survey ~ proposed boundary line adjustment. Mr. Joseph Fuerst was in attendance to represent applicants David & Joan Plummer, and John Ruskowski, owners of small lakeshore lots located on East Shore Drive, Loon Lake. Garage of Ruskowski encroaches on property of Plummer, and both parties would like to clear up the matter by

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moving the property line to go around the garage, which cannot be done and still maintain the required setbacks for the Moderate Intensity Land Use Area. Since it is a pre-existing condition, with both parties in agreement to the existing setbacks, motion was made by Mr. Little, seconded by Mr. Bump to approve the lot line adjustment, as presented. Motion carried 7/0. Maps will be provided for signing.

PUBLIC PRIVILEGE: No discussion.

BOARD PRIVILEGE: Chairman Raisner asked when the Chester Health Center was going to be landscaped, commenting that the grounds were unsightly in their current condition. Mr. Raisner was advised to address the Town Board regarding this issue.

ADJOURNMENT: On a motion by Mr. Bump, seconded by Mrs. Robbins, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary